



# City of Santa Barbara

## HISTORIC LANDMARKS COMMISSION

### CONSENT AGENDA

### JUNE 26, 2019

11:00 A.M.  
David Gebhard Public Meeting Room  
630 Garden Street  
[SantaBarbaraCA.gov](http://SantaBarbaraCA.gov)

#### COMMISSION MEMBERS:

Anthony Grumbine, *Chair*  
Steve Hausz, *Vice Chair*  
Michael Drury  
Wendy Edmunds  
Ed Lenvik  
Bill Mahan  
Wayne Nemec  
Robert Ooley  
Julio J. Veyna

**ADVISORY MEMBER:** Dr. Michael Glassow

**CITY COUNCIL LIAISON:** Jason Dominguez

**PLANNING COMMISSION LIAISON:** Sheila Lodge

#### STAFF:

Tava Ostrenger, Assistant City Attorney  
Irma Unzueta, Design Review Supervisor  
Nicole Hernandez, Urban Historian  
Pilar Plummer, Planning Technician  
Heidi Reidel, Commission Secretary

Consent items are reviewed in a sequential manner as listed on the agenda. Applicants are advised to approximate when their item is to be heard and should arrive 15 minutes prior to the item being announced. If applicants are not in attendance when the item is announced, the item will be moved to the end of the agenda.

The applicant's presence is suggested in order to respond to questions and discuss potential conditions of approval, thereby avoiding project continuances. If an applicant cancels or postpones an item without advance notice, the item will be postponed indefinitely and will not be placed on the following Historic Landmarks Commission (HLC) agenda.

Actions on the Consent agenda are reported to the Full Commission at the 1:30 p.m. meeting on the same day. The Full Commission has the discretion to ratify or not ratify the Consent actions. The Consent agenda reviewing member of the HLC may refer items to the Full Commission for review.

**PUBLIC COMMENT:** The public is invited to comment on any item on the agenda. Speaker slips are available by the door and should be handed to staff before the agenda item begins. Due to time constraints, individual comments are typically limited to two minutes. Written comments are also welcome. Mail to HLC Secretary, P.O. Box 1990, Santa Barbara, CA 93102-1990 or email to [HLCSecretary@SantaBarbaraCA.gov](mailto:HLCSecretary@SantaBarbaraCA.gov). Please note that the HLC may not have time to consider written comments received after 10 a.m. on the day of the meeting.

**AGENDAS, MINUTES, REPORTS, & PUBLIC RECORD WRITINGS:** Documents relating to agenda items are available for review in the Community Development Department at 630 Garden Street, and agendas, minutes, and reports are also posted online at [SantaBarbaraCA.gov/HLC](http://SantaBarbaraCA.gov/HLC). Materials related to an item on this agenda submitted to the HLC after distribution of the agenda packet are available for public inspection in the Community Development Department at 630 Garden Street during normal business hours. Letters received and reports that are a public record and relate to an agenda item are also available for public inspection at the meeting.

**PLANS & ADDITIONAL INFORMATION:** If you have any questions or wish to review the plans, contact Pilar Plummer, HLC Planning Technician, at (805) 564-5470, ext. 2687 or email [PPlummer@SantaBarbaraCA.gov](mailto:PPlummer@SantaBarbaraCA.gov).

You may also contact City Planning staff at (805) 564-5578 for questions on case status or visit the Planning & Zoning counter at 630 Garden Street to review the most current plans proposed and other project documents. Office hours are 8:30 a.m. to 4:30 p.m., Monday through Thursday, and every other Friday (see [SantaBarbaraCA.gov/Calendar](http://SantaBarbaraCA.gov/Calendar) for closure dates).

NOTE: Agenda schedule is subject to change as cancellations occur.

**AMERICANS WITH DISABILITIES ACT:** If you need auxiliary aids or services or staff assistance to attend or participate in this meeting, contact the HLC Secretary at (805) 564-5470, ext. 4572. If possible, notification at least 48 hours prior to the meeting will usually enable the City to make reasonable arrangements. Specialized services, such as sign language interpretation or documents in Braille, may require additional lead time to arrange.

**APPEALS:** Decisions of the HLC may be appealed to the City Council. For further information on appeals, contact the Planning Division staff or the City Clerk's office. Appeals must be in writing and must be filed with the City Clerk at City Hall, 735 Anacapa Street within 10 calendar days of the meeting at which the Commission took action or rendered its decision.

**NOTICE:** On Friday, June 21, 2019 this Agenda was posted on the outdoor bulletin board at the Community Development Department, 630 Garden Street and online at [SantaBarbaraCA.gov/HLC](http://SantaBarbaraCA.gov/HLC).

### **PLEASE BE ADVISED**

CEQA Guidelines §15183 Exemptions (Projects Consistent with General Plan). Under this California Environmental Quality Act (CEQA) Guidelines section, projects with new development (new nonresidential square footage or new residential units) qualify for an exemption from further environmental review documents if (1) they are consistent with the General Plan development density evaluated in the 2011 General Plan Program Environmental Impact Report, and (2) any potentially significant project-specific impacts are addressed through existing development standards. Section 15183 exemptions are determined by staff based on a preliminary environmental review process. A decision-maker CEQA finding is required for a Section 15183 exemption. City Council General Plan environmental findings remain applicable for the project.

### **NOTICE OF CASE NUMBER FORMAT CHANGE**

*The City has recently updated permit tracking software necessitating a change to the case number prefix from "MST" to "PLN."*

### **NEW ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL**

#### **A. 1255 FERRELO RD**

Assessor's Parcel Number: 029-271-010  
Zone: RS-15  
Application Number: PLN2019-00230  
Owner: Kruger 1995 Family Trust  
Applicant: Greg Schmandt

(The Mid-Century Modern style residence, constructed in 1961, is on the City's List of Potential Historic Resources as it is eligible for designation as a Structure of Merit. Proposal for a master bathroom addition at the lower level of the residence, and minor extensions of the existing decks off the kitchen and living room. Also proposed is replacement of the existing deck railings with bronze aluminum glass railings, and replacing the existing aluminum windows and doors with anodized aluminum bronze windows and doors. The proposed total of 2,411 square feet on 7,488 square foot lot is 79% of the maximum required floor-to-lot area ratio.)

**Project Design Approval and Final Approval are requested. Neighborhood Preservation Ordinance and Historic Resource findings are required.**

**CONTINUED ITEM****B. 1822 SANTA BARBARA ST**

Assessor's Parcel Number: 027-042-020  
Zone: RS-15  
Application Number: PLN2017-00825  
Owner: Egan Family Trust  
Applicant: Kurt Magness

(The Queen Anne style residence is on the City's List of Potential Historic Resources as it is eligible for designation as a Structure of Merit. Proposal for a new two-car garage at the rear of the single-family residence. A Minor Zoning Exception is required for the over-height hedge within the first ten feet of the front yard.)

**Second Concept Review. No final appealable decision will be made at this hearing. Staff Hearing Officer review is required for Interior Setback Modifications to allow the garage structure to encroach in the required northerly and westerly 10"-0' interior setbacks.**

**REVIEW AFTER FINAL APPROVAL****C. 701 ANACAPA ST**

Assessor's Parcel Number: 037-092-010  
Zone: C-G  
Application Number: PLN2018-00037  
Owner: Roy W. Yeabsley Living Trust  
Architect: Kevin Moore

(This building is a designated Structure of Merit: "Livingston Arts and Crafts Center", Plunkett Design. Proposal for shell and core improvements, including replacement of two existing windows, infilling the wall on the east elevation, and adding a new folding window system and bar-top. Project includes repairing existing pavers, and adding a new fountain at the east side of the building.)

**Review After Final is requested to relocate the proposed serving window, and to adjust the Americans with Disabilities Act (ADA) entry door. Structure of Merit findings are required. Project was last reviewed on October 17, 2018.**

**NEW ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL****D. 2010 GARDEN ST**

Assessor's Parcel Number: 025-331-015  
Zone: RS-15  
Application Number: PLN2019-00267  
Applicant: Bruce Burlington

(The Mission Revival style residence, constructed in 1894, Crocker Row House #1, is on the City's List of Potential Historic Resources as it is eligible for designation as a Structure of Merit. Proposal to replace one door and nine windows within their existing frames with double pane casement and fixed windows, at the 1950's non-historic addition of the residence.)

**Project Design Approval and Final Approval are requested. Neighborhood Preservation Ordinance and Historic Resource findings are required.**

**NEW ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL****E. 633 E CABRILLO BLVD**

Assessor's Parcel Number: 017-680-013  
Zone: HRC-1/S-P-1/S-D-3, HRC-2/S-P-1/S-D-3  
Application Number: PLN2019-00270  
Owner: Fess Parker Doubletree Hotel  
Applicant: Holly Garcin

(Proposal for site improvements at the Hilton Santa Barbara Beachfront Resort, located in El Pueblo Viejo Landmark District and in the non-appealable jurisdiction of the coastal zone. Proposal to modernize the existing parking lot revenue equipment and circulation. The existing parking booth and concrete pad located at the main resort access off Calle Puerto Vallarta will be removed and replaced with approximately 120 square feet of new landscaping, and the existing entry and exit gate equipment will be removed and relocated to interior areas of the parking lot to improve circulation. The existing parking booth and concrete pad located at the secondary access off Calle Cesar Chavez will be replaced, like-for-like in the current location.)

**Project Design Approval and Final Approval are requested.**

**REVIEW AFTER FINAL APPROVAL****F. 651 PASEO NUEVO**

Assessor's Parcel Number: 037-400-002  
Zone: C-G  
Application Number: PLN2016-00464  
Owner: I & G Direct Real Estate 3, LP  
Applicant: Kristen Weidemann

(Proposal for renovation of Paseo Nuevo Shopping Center including the replacement of all existing paving, new hardscape elements, new paint on all existing building elevations, replacement of existing light fixtures and addition of new decorative pendant fixtures, patterned pole lights, and ambient lighting.)

**Review After Final is requested for new outdoor common area furniture.**

**FINAL APPROVAL****G. 24 W GUTIERREZ ST**

Assessor's Parcel Number: 037-211-020  
Zone: M-C  
Application Number: PLN2017-00303  
Owner: Trustee of Susan Martin Budinger  
Applicant: Ryan Jeffrey

(The proposal involves relocation or salvage of historic materials and demolition of the existing one-story house, one-story cottage, and detached three-bay garage, and construction of a new three-story mixed-use building, containing two residential condo units. The ground floor will include approximately 812 square feet of commercial space, a lobby, and a covered parking garage with 5 spaces. The two condo units will be located on the second and third floor of the building. Each unit will contain 3 bedrooms, and the unit size will range between approximately 3,532 and 3,445 square feet.)

**Final Approval is requested. Project was last reviewed by the Full Commission and continued to Consent on January 9, 2019.**